



PROJECT #6427782
Project consists of isolated shell and core improvements to the downtown Macy’s building.

PROPOSED SCOPE OF WORK SUMMARY

INTERIOR ELEMENTS

- ITEM 1.** REMOVE INTERIOR STAIRS 8 & 10. REMOVE AND STORE HANDRAILS & BALUSTRADE.
- ITEM 2.** REMOVE PORTION OF LEVEL 1 CEILING TO CREATE A NEW VERTICAL TRANSPORTATION CONNECTION TO OFFICE LOBBY AT LEVEL 2.

EXTERIOR ELEMENTS

- ITEM 3.** INSTALLATION OF (PSE) AMR ANTENNA FOR RETAIL TENANT.
- ITEM 4.** SECURITY ENHANCEMENTS. INSTALLATION OF NEW 360-DEGREE CAMERAS.
- ITEM 5.** REPAIR OF MARQUEE (CANOPY).
- ITEM 6.** RESTORE DISPLAY WINDOW.

SUMMARY OF LANDMARK CONTROLLED ITEMS PER LANDMARKS ORDINANCE 114772:
(See copy of the original ordinance at the end of this document)

- Exterior of the building including roof and marquee
- Decorative ornament of first floor ceiling and columns
- Elevator wall surrounds
- 2 Sets of stair railings located on the first floor

PINE STREET

3RD AVENUE

LOADING DOCK

ITEMS 3, 4 & 5.
MARQUEE ABOVE.
INSTALLATION OF
NEW ANTENNA.
INSTALLATION OF
NEW SECURITY
CAMERAS.
REPAIR MARQUEE
DAMAGE.

ITEM 1. STAIR #8.
REMOVE EXISTING
STAIR #8.
REMOVE AND
STORE HISTORIC
BALUSTRADE.
INFILL FLOOR SLAB.

OLIVE WAY

ITEM 1. STAIR #10
REMOVE EXISTING
STAIR #10.
REMOVE AND
STORE HISTORIC
BALUSTRADE.
INFILL FLOOR SLAB.

FUTURE TENANT SPACE

ITEM 2. CONSTRUCT NEW VERTICAL
TRANSPORTATION TO LEVEL 2 OFFICE.
NEW FLOOR OPENING AT LEVEL 2,
NEW DEMISING WALL AT LEVEL 1.

EXISTING TO REMAIN
(SHOWN GRAY SCALE)

PROPOSED WORK

4TH AVENUE



PINE STREET

3RD AVENUE

OLIVE WAY

LOADING DOCK

FUTURE TENANT SPACE

ITEMS 3, 4 & 5.
MARQUEE ABOVE.
INSTALLATION OF
NEW ANTENNA.
INSTALLATION OF
NEW SECURITY
CAMERAS.
REPAIR MARQUEE
DAMAGE.

ITEM 2. CONSTRUCT NEW VERTICAL
TRANSPORTATION TO LEVEL 2 OFFICE.
NEW FLOOR OPENING AT LEVEL 2,
NEW DEMISING WALL AT LEVEL 1.

EXISTING TO REMAIN
(SHOWN GRAY SCALE)

PROPOSED WORK

1/32"=1'-0"

3rd & Pine Redevelopment Project
24 AUGUST 2020

300 Pine
Seattle, WA



CALLISON RTKL

SUMMARY OF PROPOSED SCOPE OF WORK LEVEL 1 REFLECTED CEILING PLAN



INTERIOR

ITEM 1. EXISTING STAIRS #8 & #10 TO BE REMOVED.

SCOPE OF WORK

- REMOVE INTERIOR STAIRCASES #8 & #10.
- REMOVE & STORE CHEVRON, GEOMETRIC METAL BALUSTRADE & HANDRAILS.
- INFILL FLOOR OPENINGS.

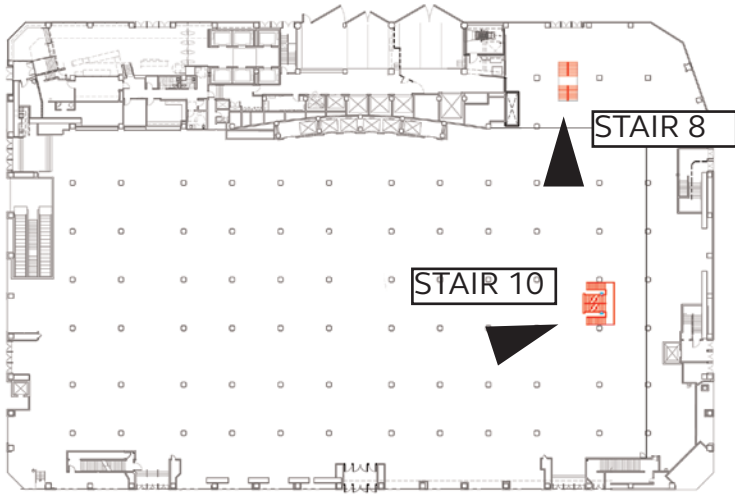




EXISTING STAIR #10;
 REMOVE EXISTING STAIR #10.
 NEW FLOOR SLAB TO INFILLED BETWEEN LEVEL 1 AND
 BASEMENT LEVEL 1.
 REMOVE AND STORE HANDRAILS & BALUSTRADE.



EXISTING STAIR #8.
 REMOVE EXISTING STAIR #8.
 NEW FLOOR SLAB TO INFILLED BETWEEN LEVEL 1 AND
 MEZZANINE LEVEL (3RD AVENUE STREET LEVEL).
 REMOVE AND STORE HANDRAIL & BALUSTRADE



KEY PLAN



INTERIOR

ITEM 2. LEVELS 1 & 2 NEW TWO STORY VERTICAL TRANSPORTATION.

SCOPE OF WORK

- REMOVE 2 BAYS OF LEVEL 2 FLOOR STRUCTURE FOR NEW STAIR AND ESCALATOR AND PORTION OF THIRD BAY FOR ELEVATOR HOISTWAY.
- REMOVE SECTIONS OF EXISTING “DECORATIVE TRIM” FALSE BEAM WORK TO ALLOW FOR STRUCTURAL DEMOLITION ABOVE.
- INSTALL EXACT REPLICAS “DECORATIVE TRIM” FALSE BEAM WORK AS INDICATED.



NOTE
 *HISTORIC DECORATIVE PLASTER:
 HEMP FIBER BINDER & PLASTER.

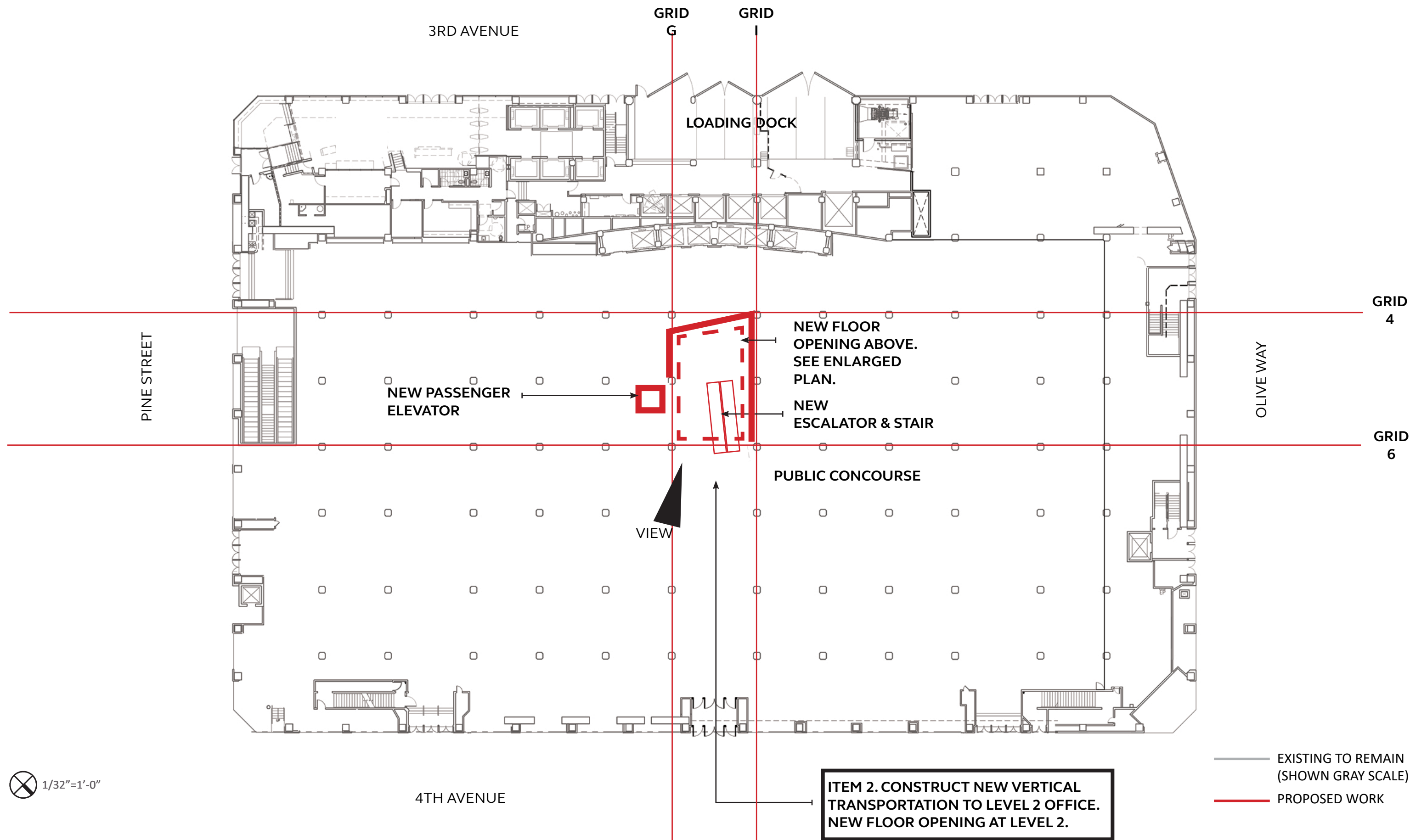
NEW DECORATIVE PLASTER WORK TO BE FORMED FROM MOLDS MADE FROM THE EXISTING HISTORIC TRIM AND CAPITAL, COMPOSED OF THE SAME MATERIALS & FINISHED TO MATCH EXISTING HISTORICAL ELEMENTS.

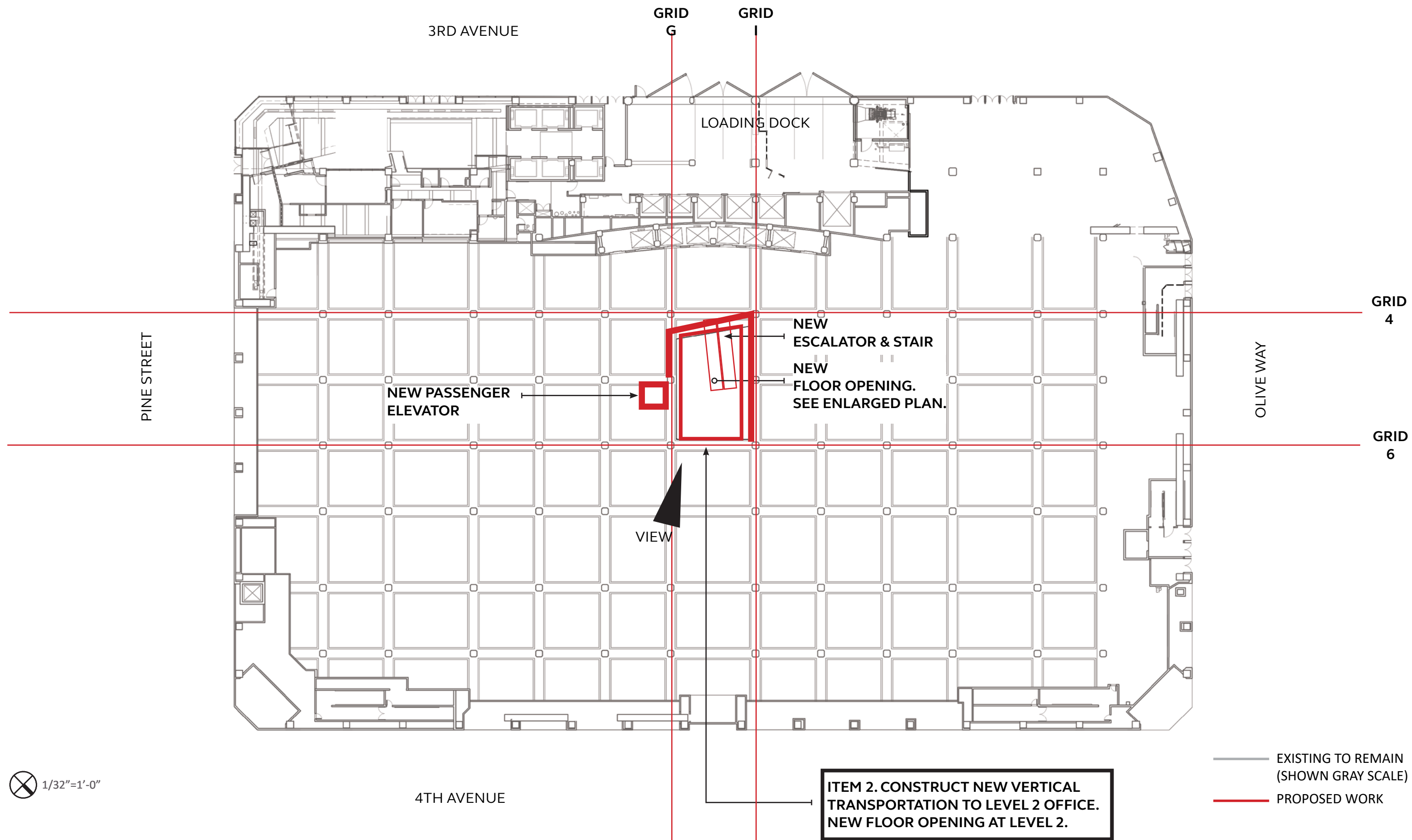


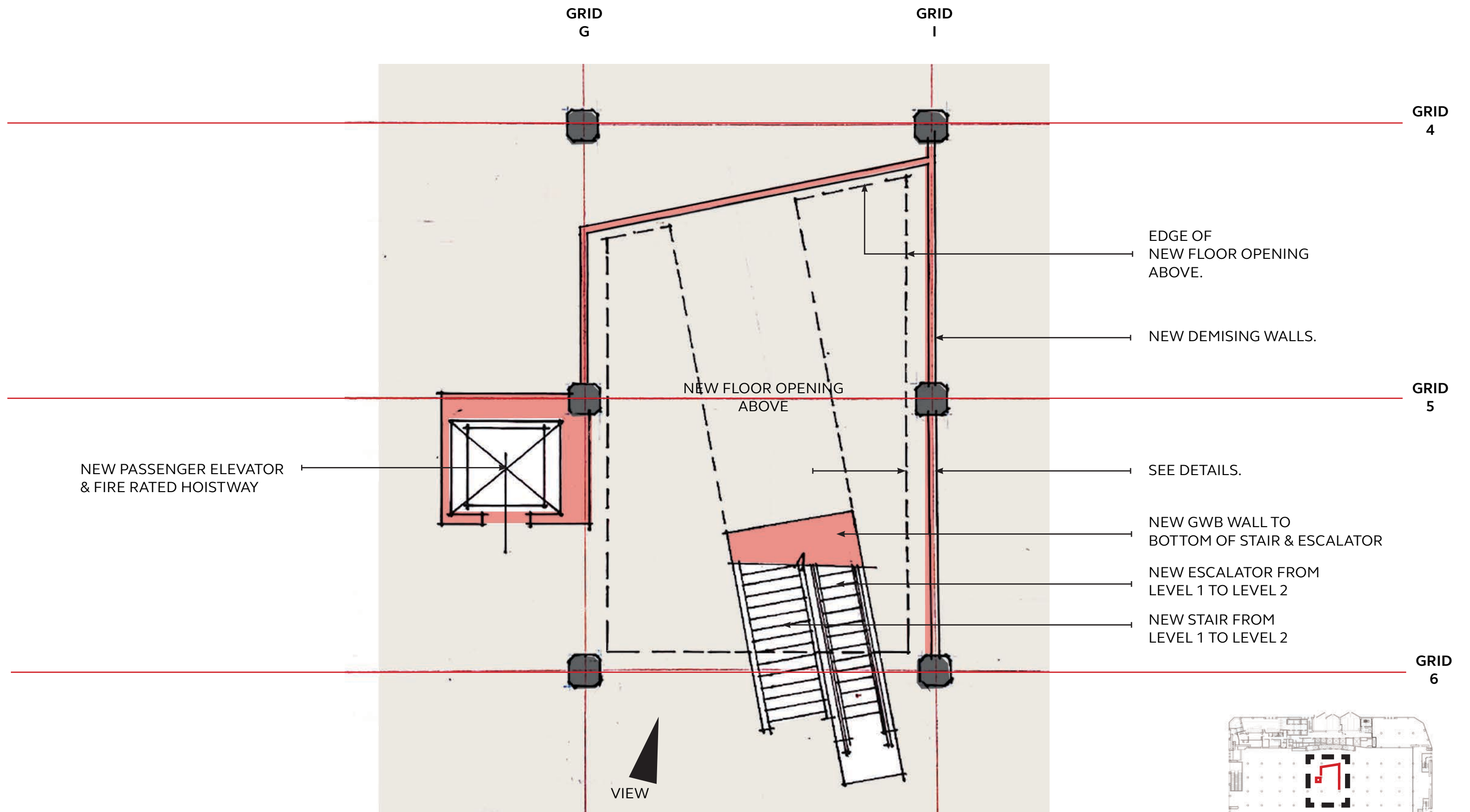
EXISTING HISTORIC DECORATIVE PLASTER TRIM AT FALSE BEAMS*.
 SEE NOTE ABOVE.

EXISTING HISTORIC DECORATIVE PLASTER COLUMN CAPITAL*.
 SEE NOTE ABOVE.

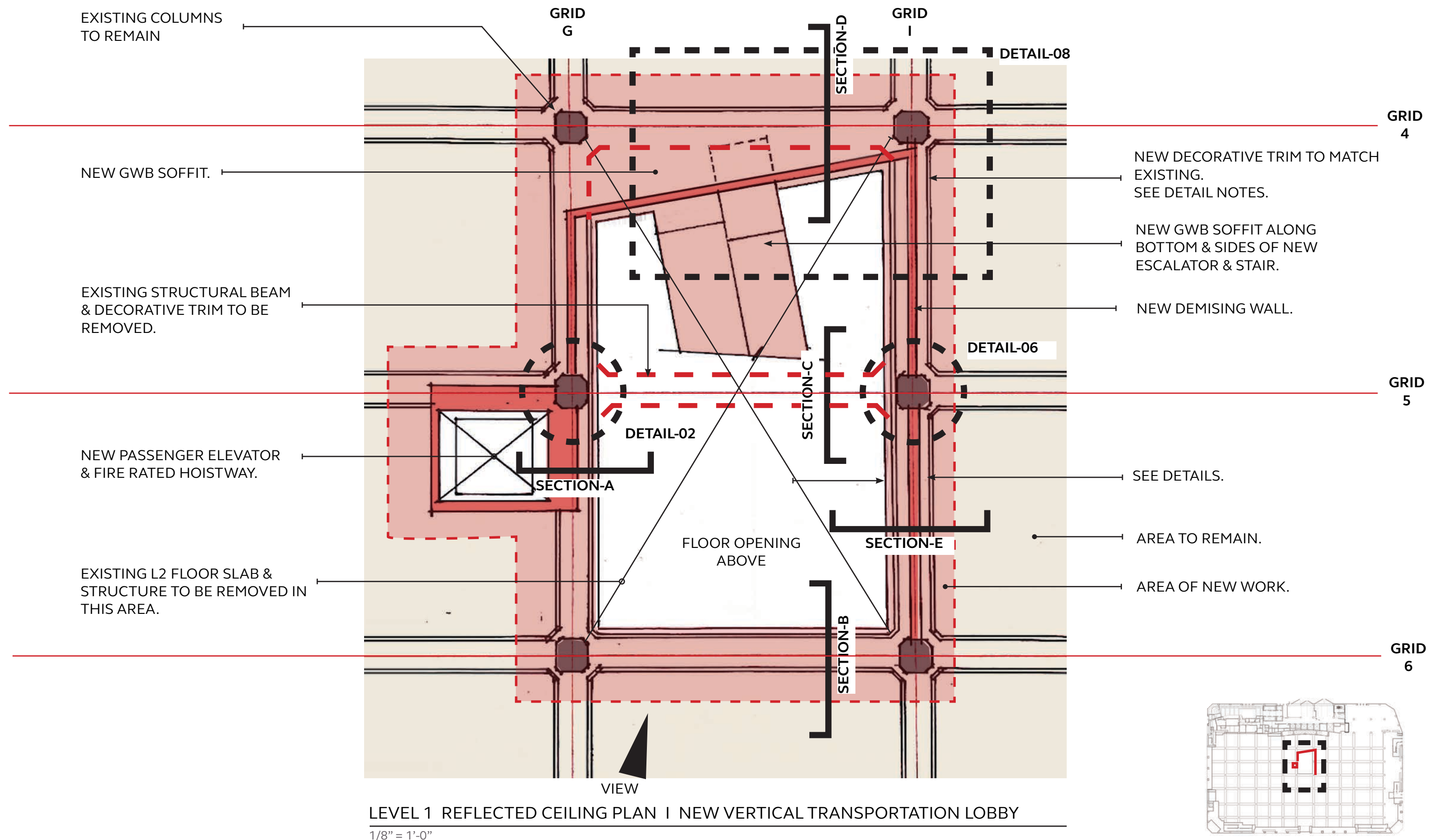
EXISTING COLUMN SHAFT. DIRECT APPLIED PLASTER TO CONCRETE COLUMN.





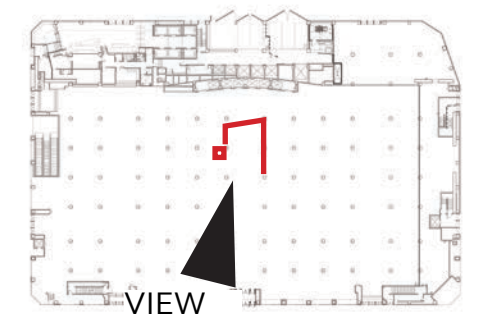


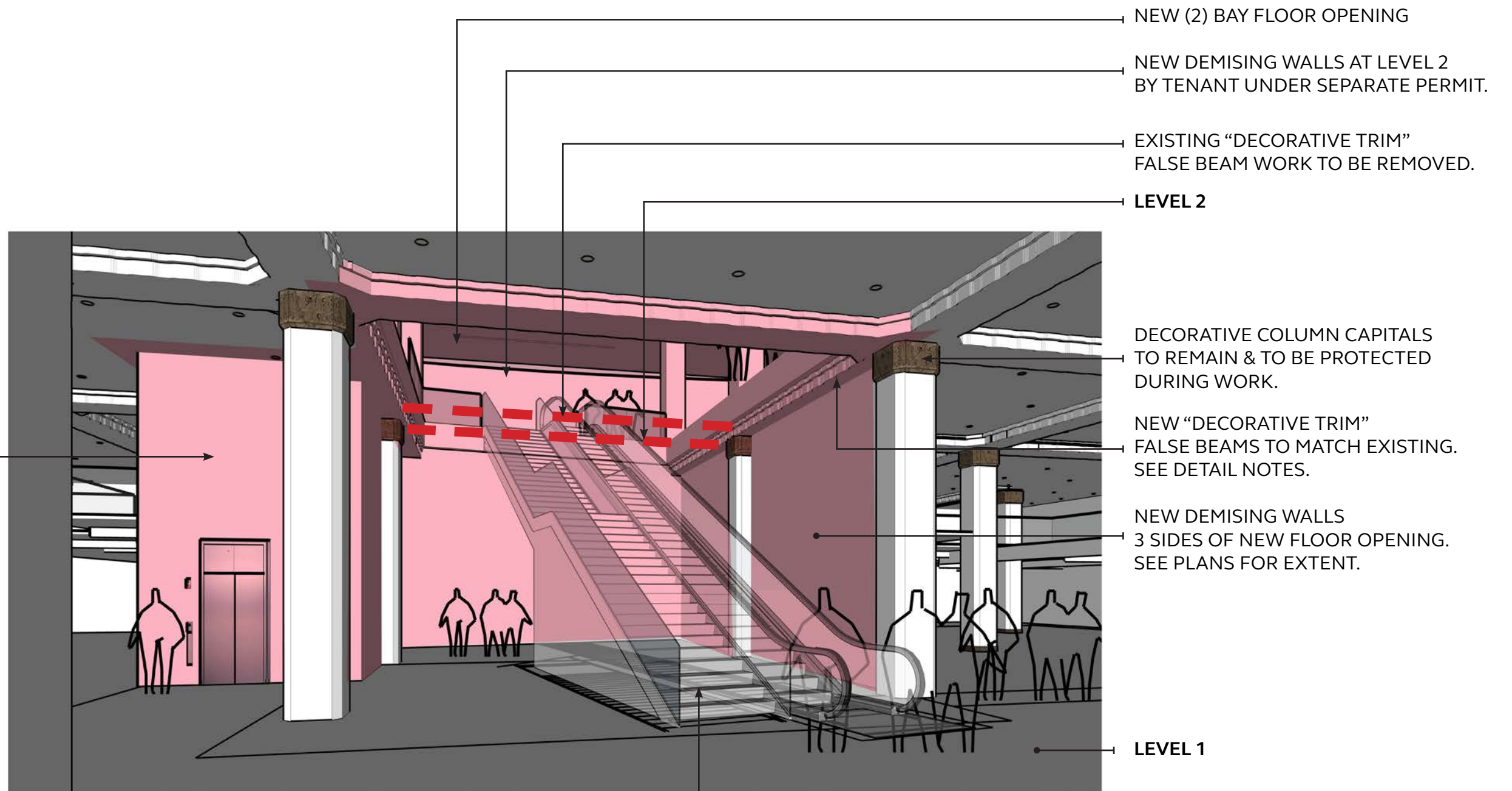
LEVEL 1 FLOOR PLAN I NEW VERTICAL TRANSPORTATION LOBBY
 1/8" = 1'-0"



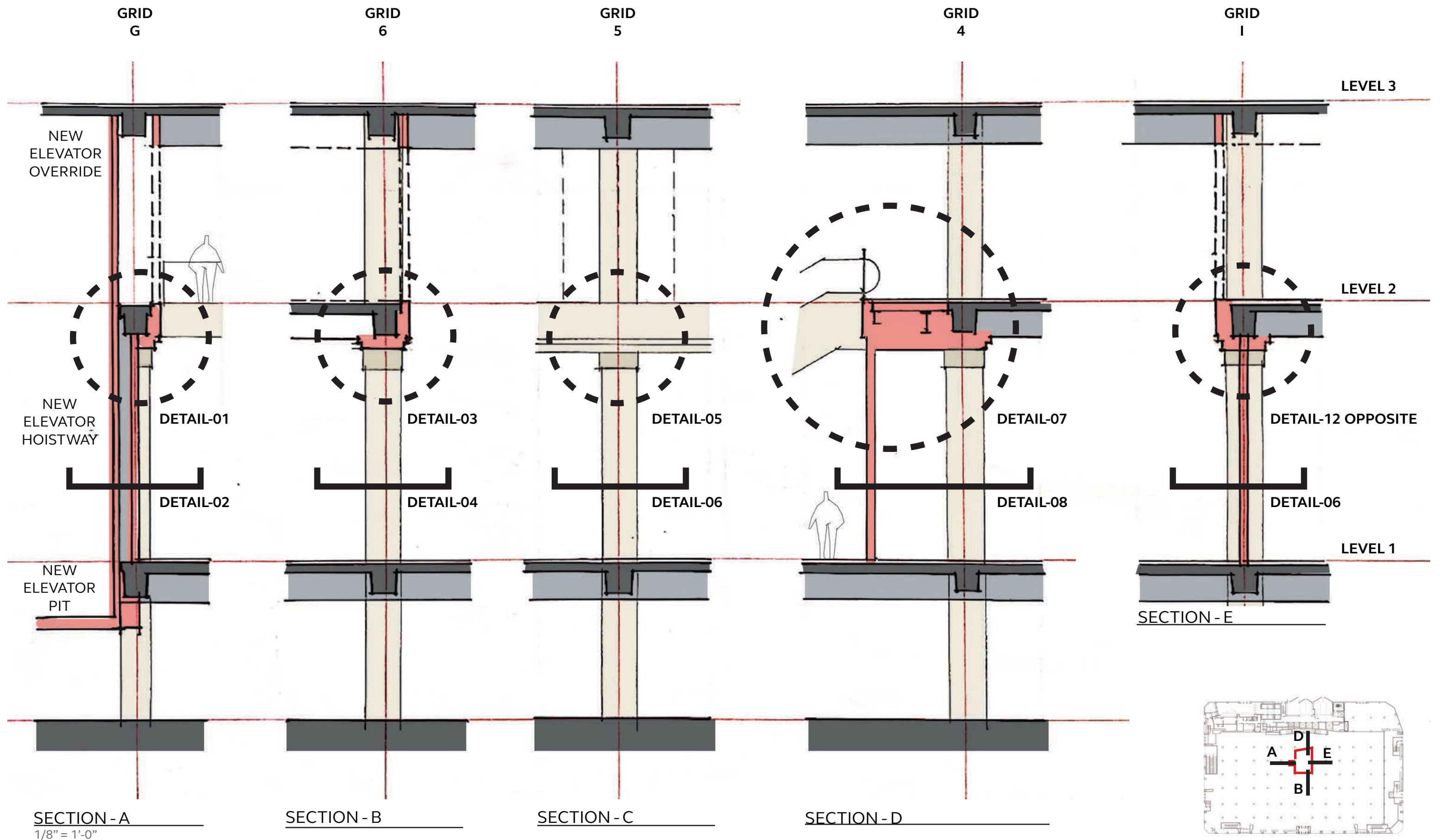


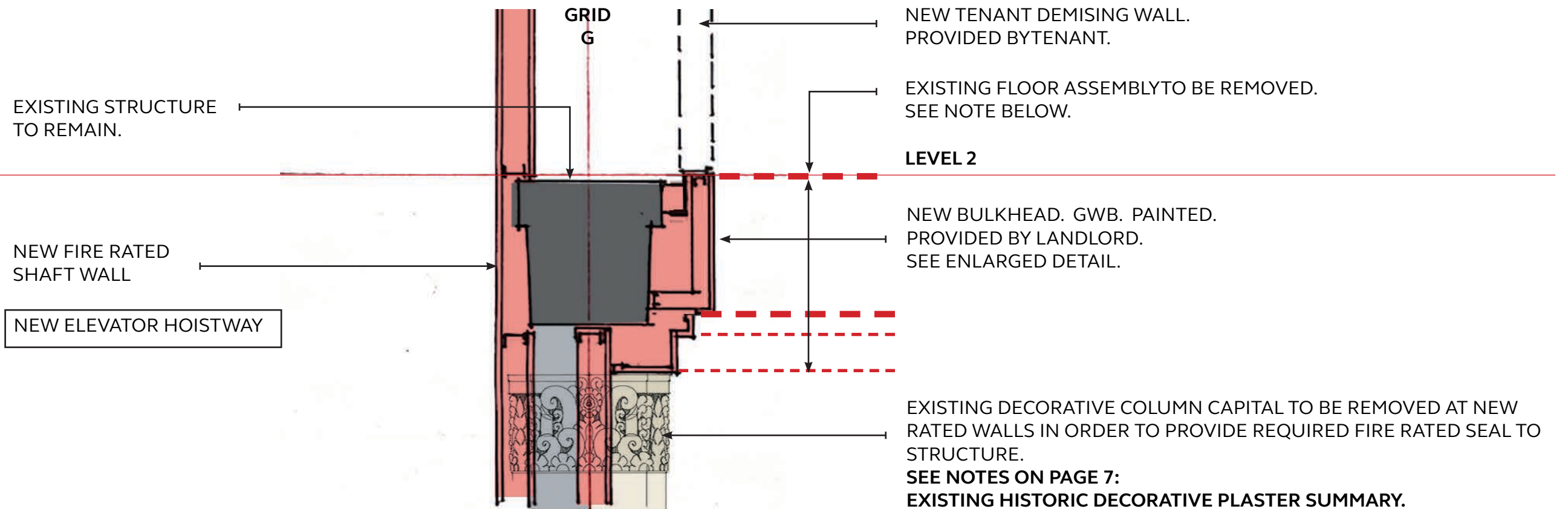
SEE SCOPE OF WORK NOTES ON THE NEXT SHEET.





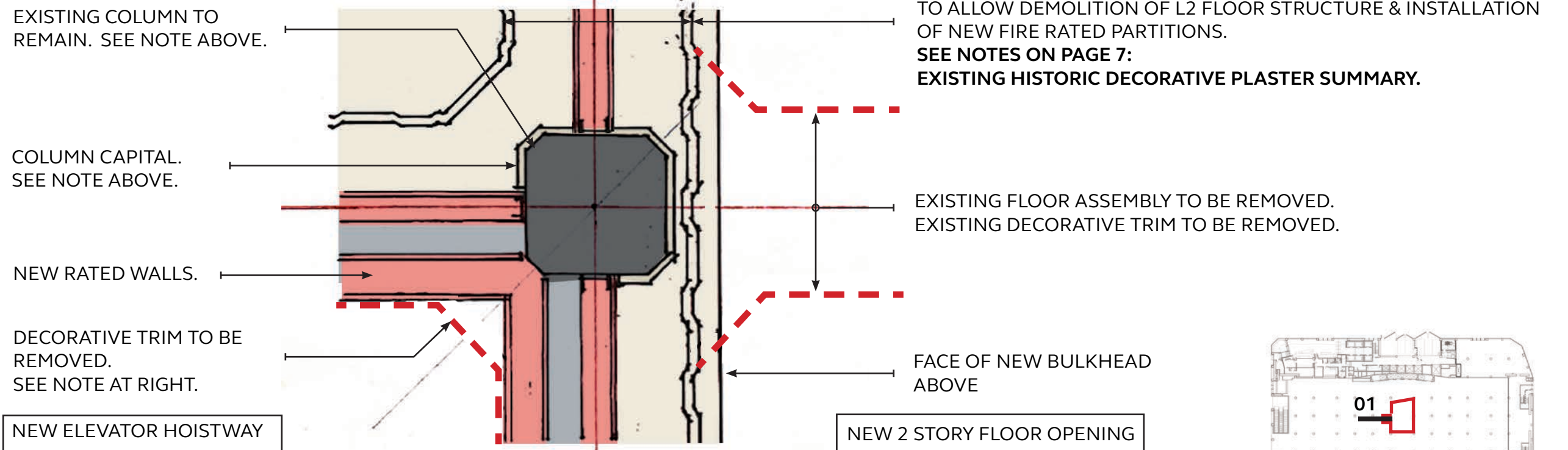
A detailed floor plan of the 1st floor of the University of Twente building. The plan shows a large central hall with a grid of rooms. A red L-shaped line and a black triangle point to a specific room labeled 'VIEW'.





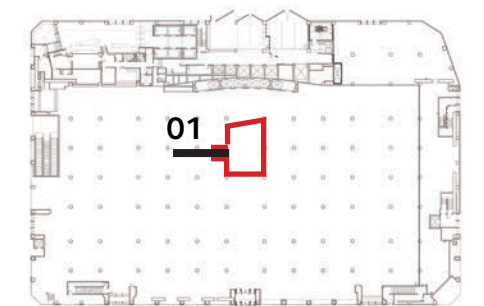
DETAIL 01 | SECTION LEVEL 1 CEILING

1/2" = 1'-0"

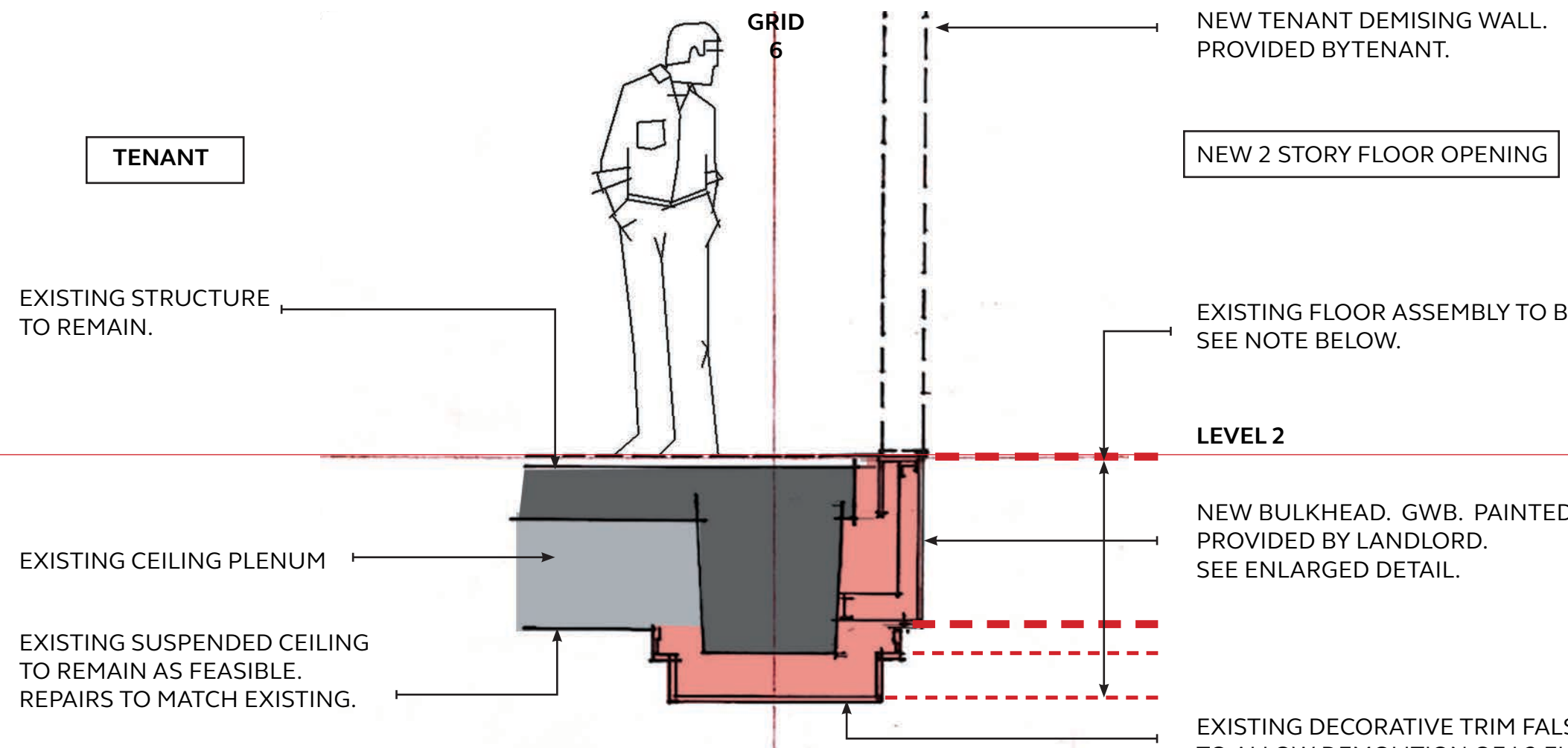


DETAIL 02 | REFLECTED CEILING PLAN

1/2" = 1'-0"

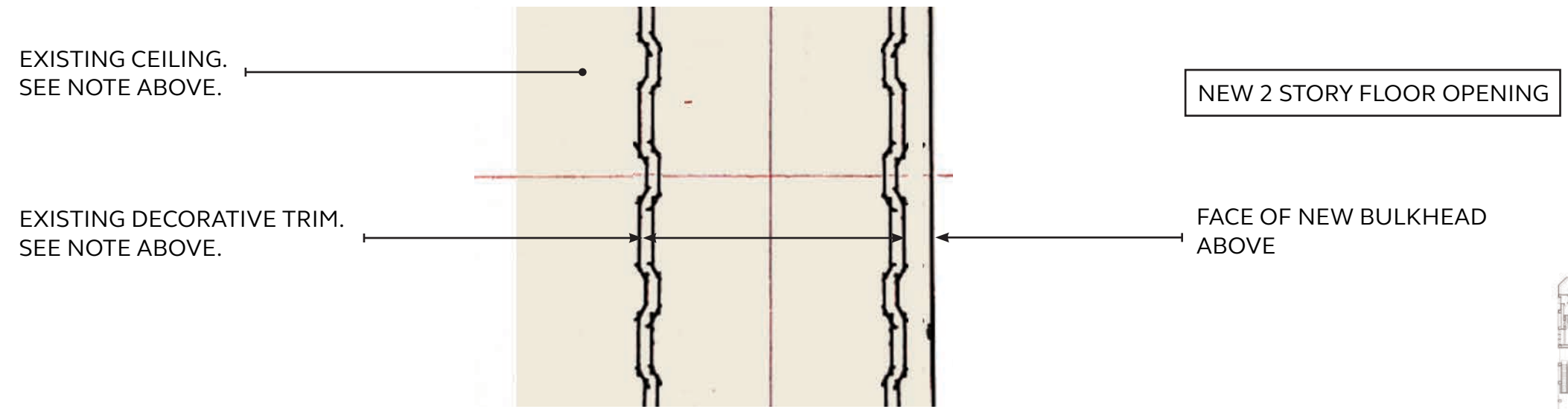


TENANT

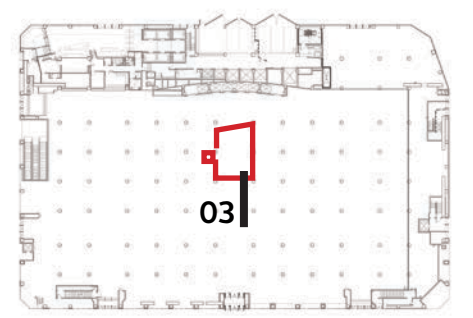


DETAIL 03 | SECTION AT LEVEL 1 CEILING
1/2" = 1'-0"

EXISTING DECORATIVE TRIM FALSE BEAM WORK TO BE REMOVED TO ALLOW DEMOLITION OF L2 FLOOR STRUCTURE & INSTALLATION OF NEW FIRE RATED PARTITIONS.
**SEE NOTES ON PAGE 7:
EXISTING HISTORIC DECORATIVE PLASTER SUMMARY.**



DETAIL 04 | REFLECTED CEILING PLAN
1/2" = 1'-0"



EXISTING COLUMN TO
REMAIN.

NEW TENANT DEMISING WALL.
PROVIDED BY TENANT. NOT SHOWN.

NEW BULKHEAD. GWB. PAINTED.
PROVIDED BY LANDLORD.
SEE ENLARGED DETAIL.

NEW DECORATIVE TRIM FALSE BEAM.
SEE NOTE BELOW.

EXISTING DECORATIVE COLUMN CAPITAL
TO BE REMOVED AT NEW RATED WALLS IN
ORDER TO PROVIDE REQUIRED FIRE RATED
SEAL TO STRUCTURE.
**SEE NOTES ON PAGE 7: EXISTING HISTORIC
DECORATIVE PLASTER SUMMARY.**

GRID
5

LEVEL 2

EXISTING L2 FLOOR ASSEMBLY TO BE REMOVED.

NEW DEMISING WALL BEYOND.
SEE PLAN DETAIL BELOW.

DETAIL 05 | SECTION AT LEVEL 1 CEILING

1/2" = 1'-0"

TENANT

EXISTING COLUMN TO
REMAIN.

COLUMN CAPITAL.
SEE NOTE ABOVE.

NEW FIRE RATED DEMISING WALL
WHERE REQUIRED.

EXISTING L2 FLOOR ASSEMBLY TO BE
REMOVED AT NEW FLOOR OPENING.

NEW 2 STORY FLOOR OPENING

EXISTING DECORATIVE TRIM FALSE BEAM WORK TO BE
REMOVED TO ALLOW DEMOLITION OF L2 FLOOR
STRUCTURE & INSTALLATION OF NEW FIRE RATED
PARTITIONS.

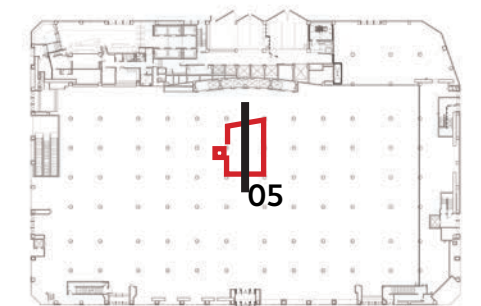
**SEE NOTES ON PAGE 7:
EXISTING HISTORIC DECORATIVE PLASTER SUMMARY.**

GRID
1

DETAIL 06 | REFLECTED CEILING PLAN

1/2" = 1'-0"

VIEW



NEW DEMISING WALL BY TENANT

LEVEL 2

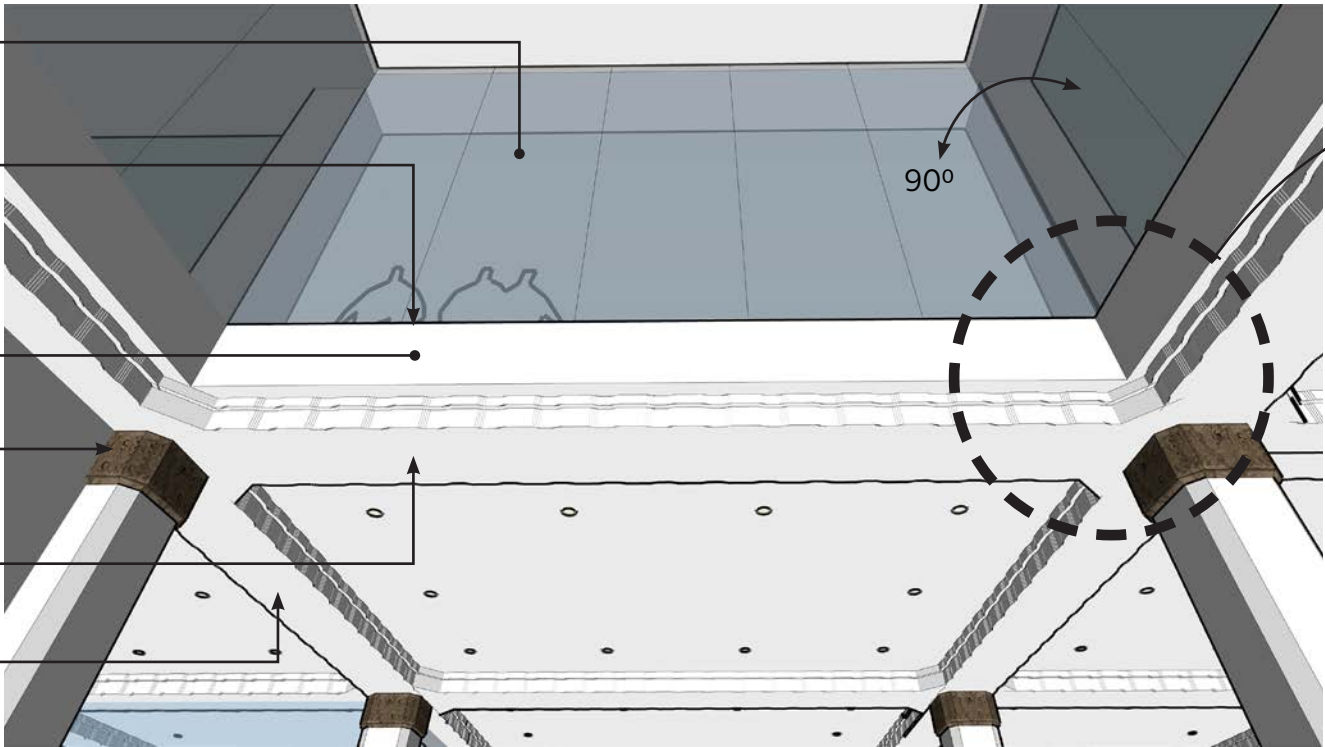
NEW BULKHEAD. GWB. PAINTED

EXISTING COLUMN CAPITAL TO REMAIN & TO BE PROTECTED AS FEASIBLE

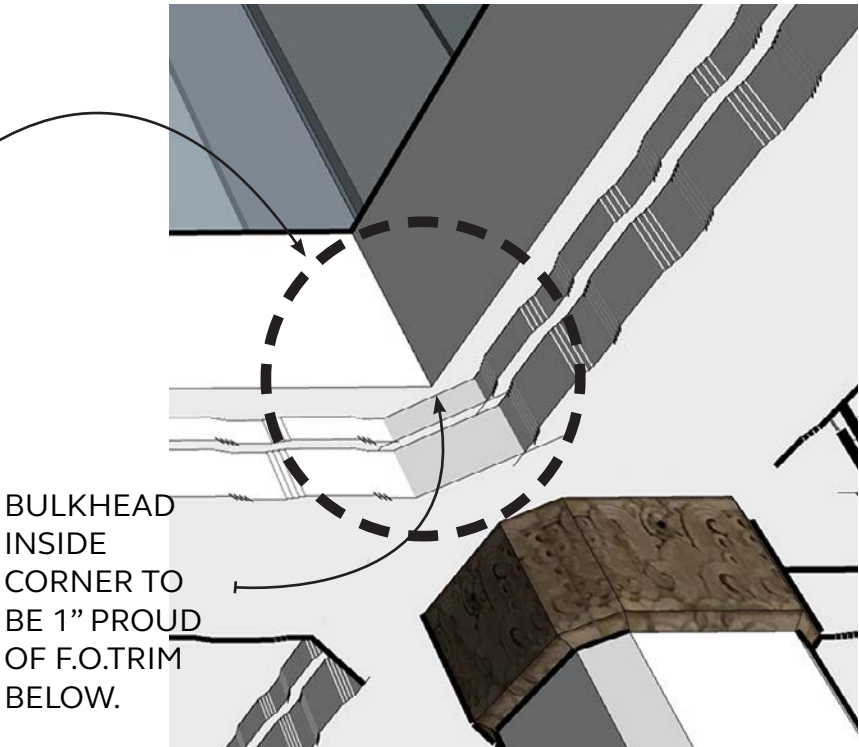
NEW DECORATIVE TRIM FALSE BEAM WORK TO MATCH EXISTING. *

EXISTING DECORATIVE TRIM TO REMAIN.

* SEE ENLARGED PLANS FOR SCOPE OF L1 CEILING WORK



MODEL STUDY I (LOOKING) EAST BULKHEAD



NEW BULKHEAD STUDY.
RELATIONSHIP TO DECORATIVE TRIM.

NEW DEMISING WALL BY TENANT

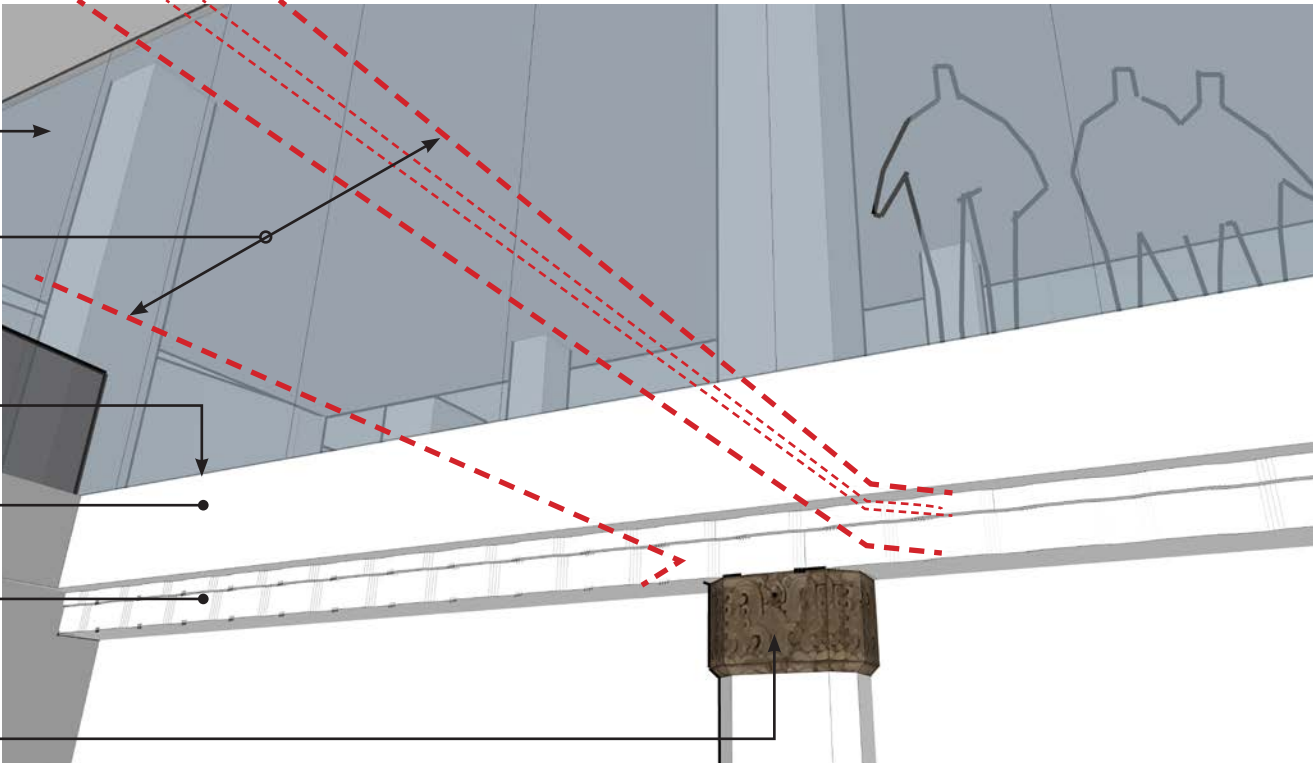
EXISTING L2 FLOOR ASSEMBLY TO BE REMOVED TO PROVIDE FOR NEW 2 STORY FLOOR OPENING & VT TO LEVEL 2 TENANT.

LEVEL 2

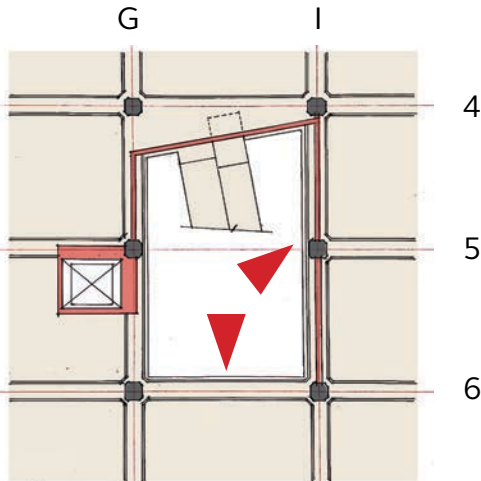
NEW BULKHEAD. GWB. PAINTED

NEW DECORATIVE TRIM FALSE BEAM WORK TO MATCH EXISTING.

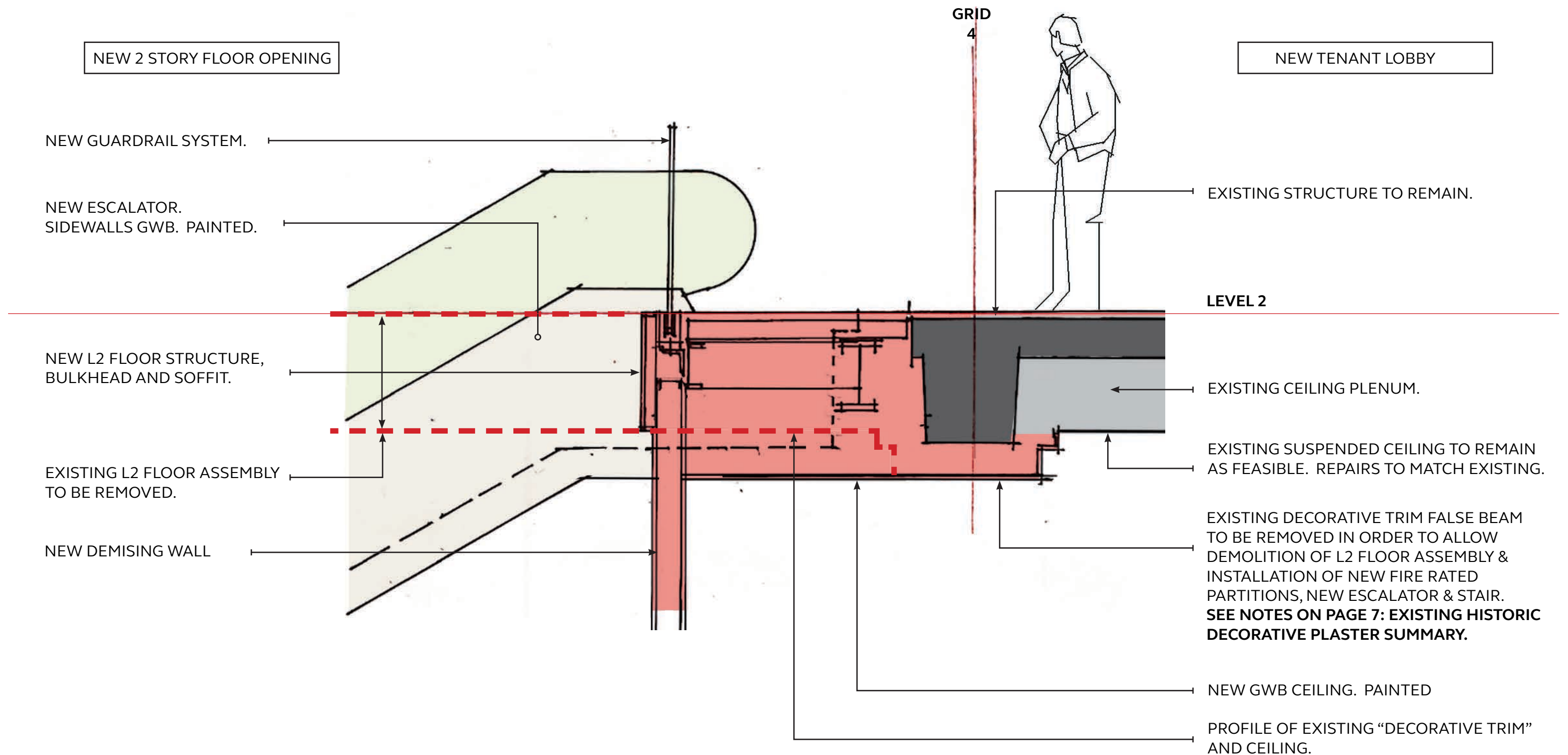
EXISTING COLUMN CAPITAL TO REMAIN & TO BE PROTECTED AS FEASIBLE. COLUMN AT GRID 5/I SHOWN.



DETAILS 05 & 06 | MODEL STUDY I PROPOSED NEW WORK (NORTH WALL)

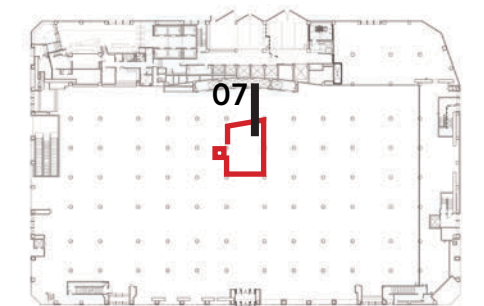


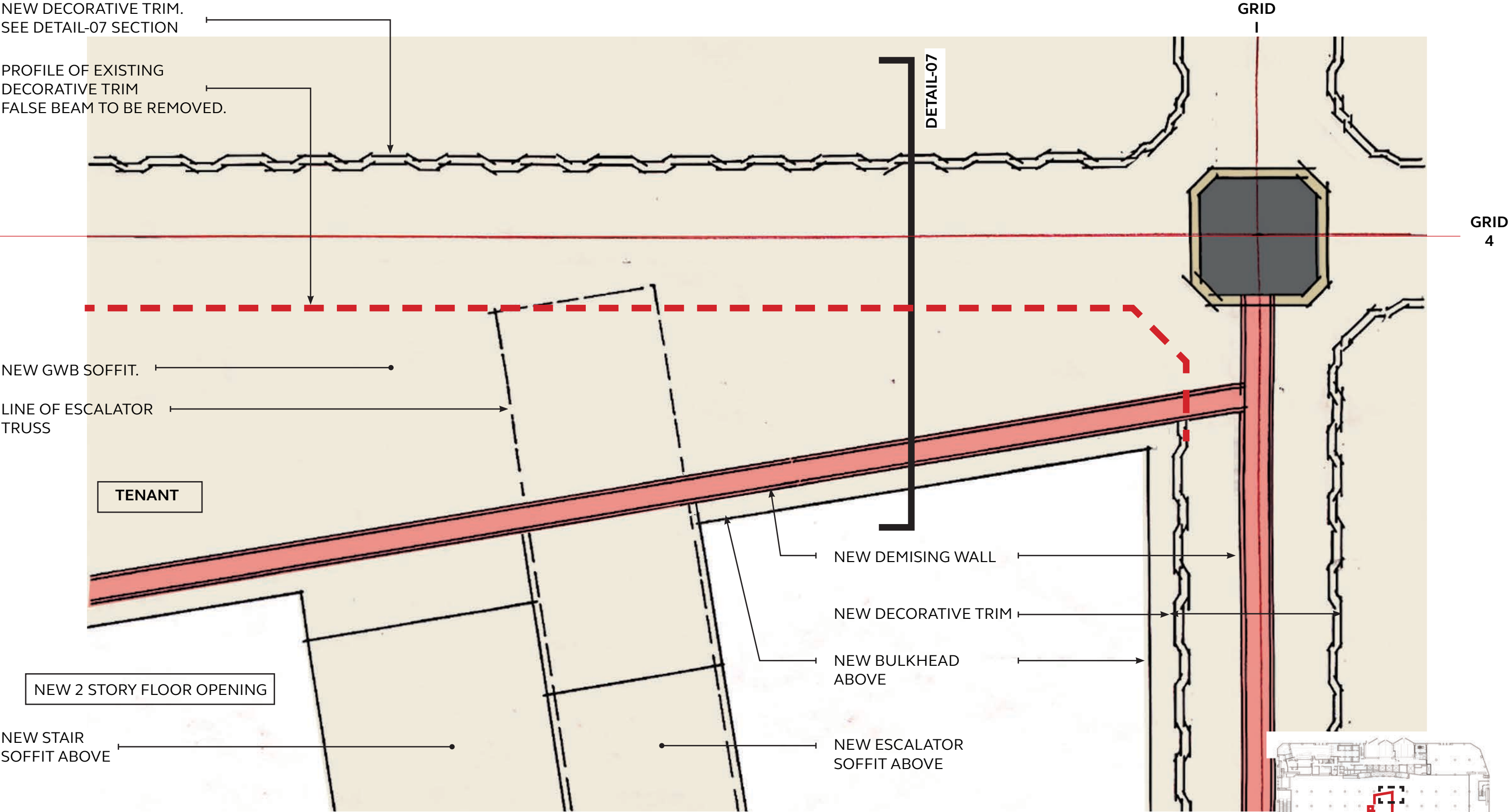
L1 RCP KEY PLAN



DETAIL 07 | SECTION AT LEVEL 1 CEILING / LEVEL 2 FLOOR

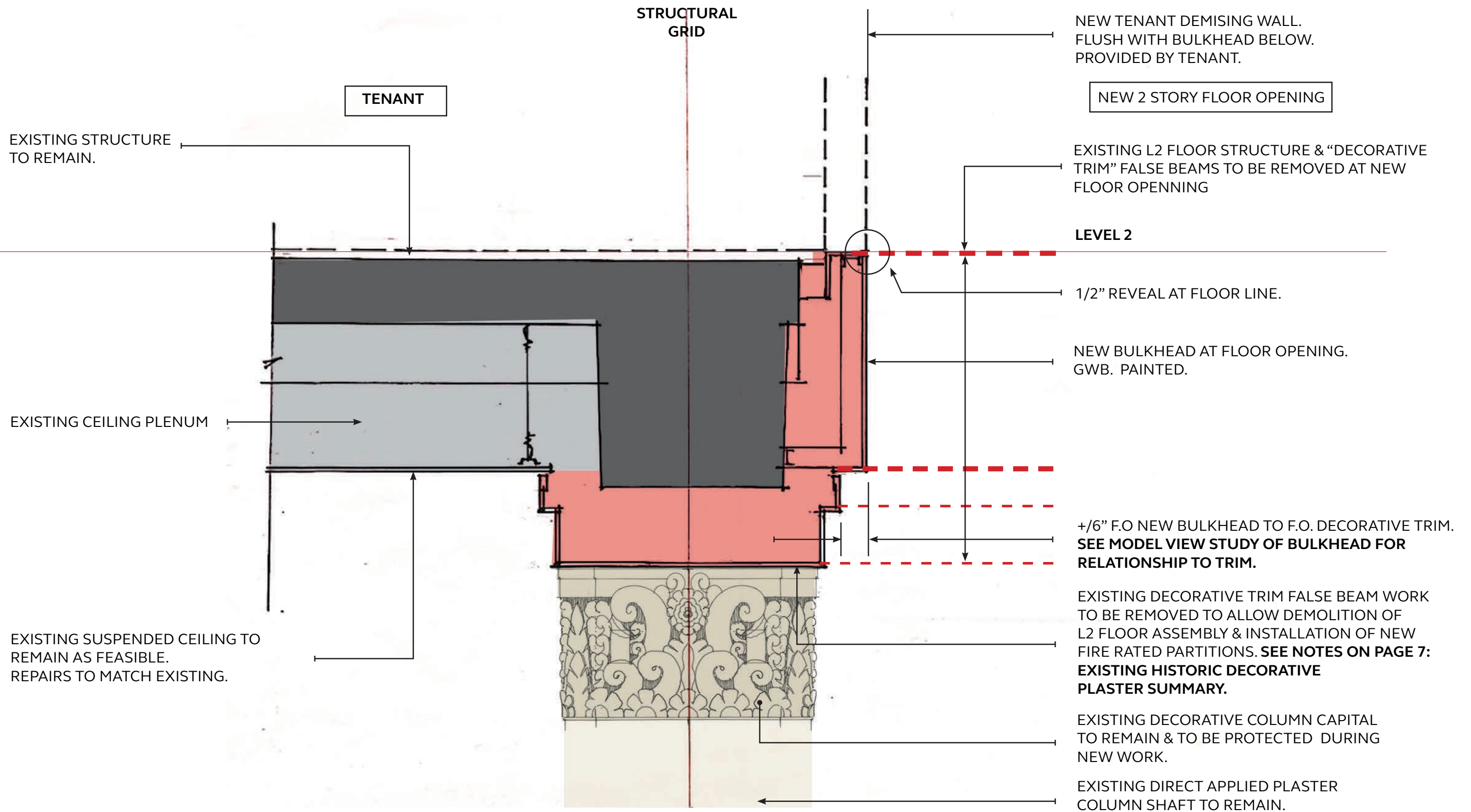
1/2" = 1'-0"





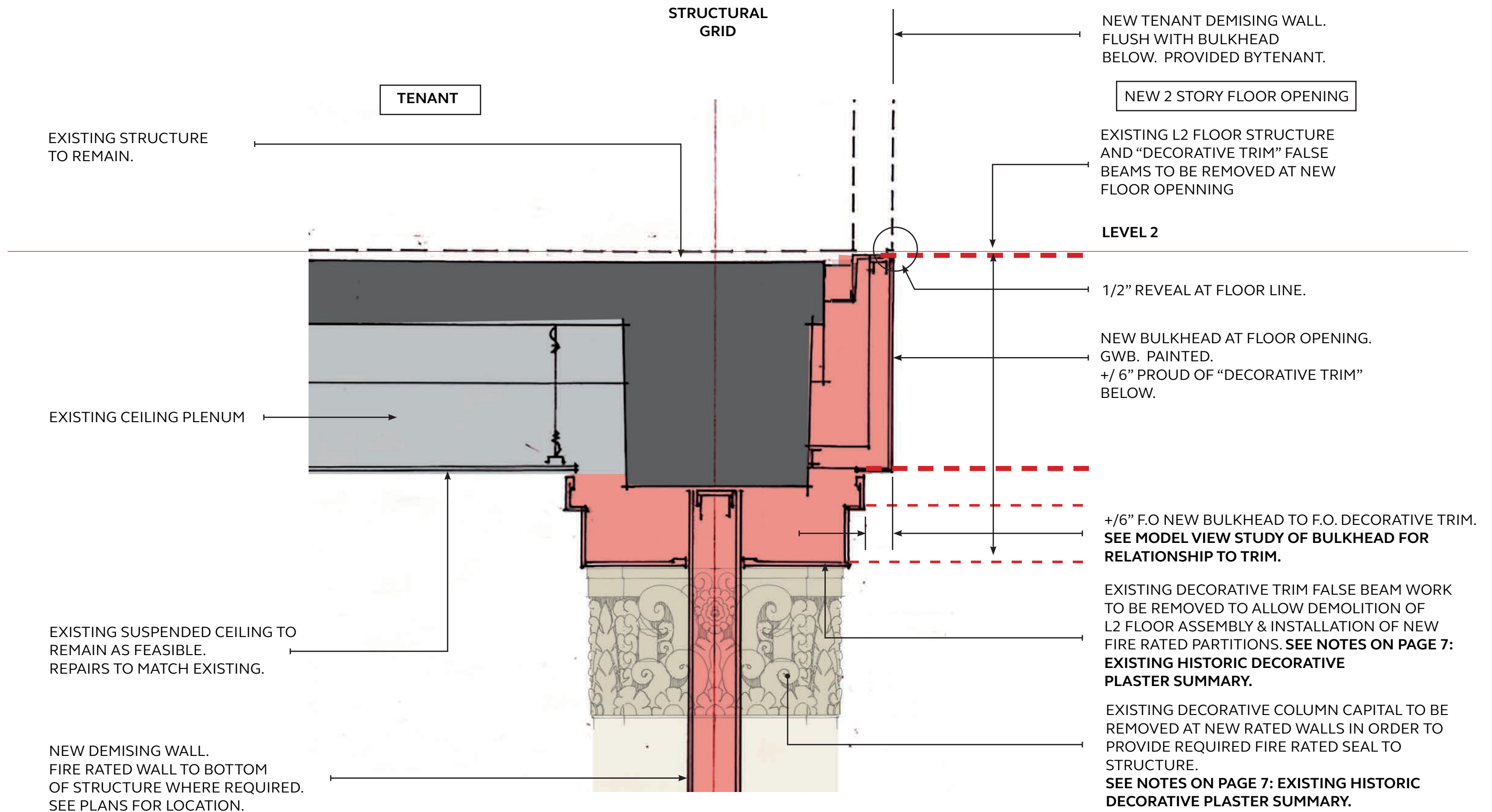
DETAIL 08 | REFLECTED CEILING PLAN

1/2" = 1'-0"



ENLARGED DETAIL 11 | SECTION AT LEVEL 1 CEILING

1" = 1'-0"



ENLARGED DETAIL 12 | SECTION AT LEVEL 1 CEILING

1" = 1'-0"

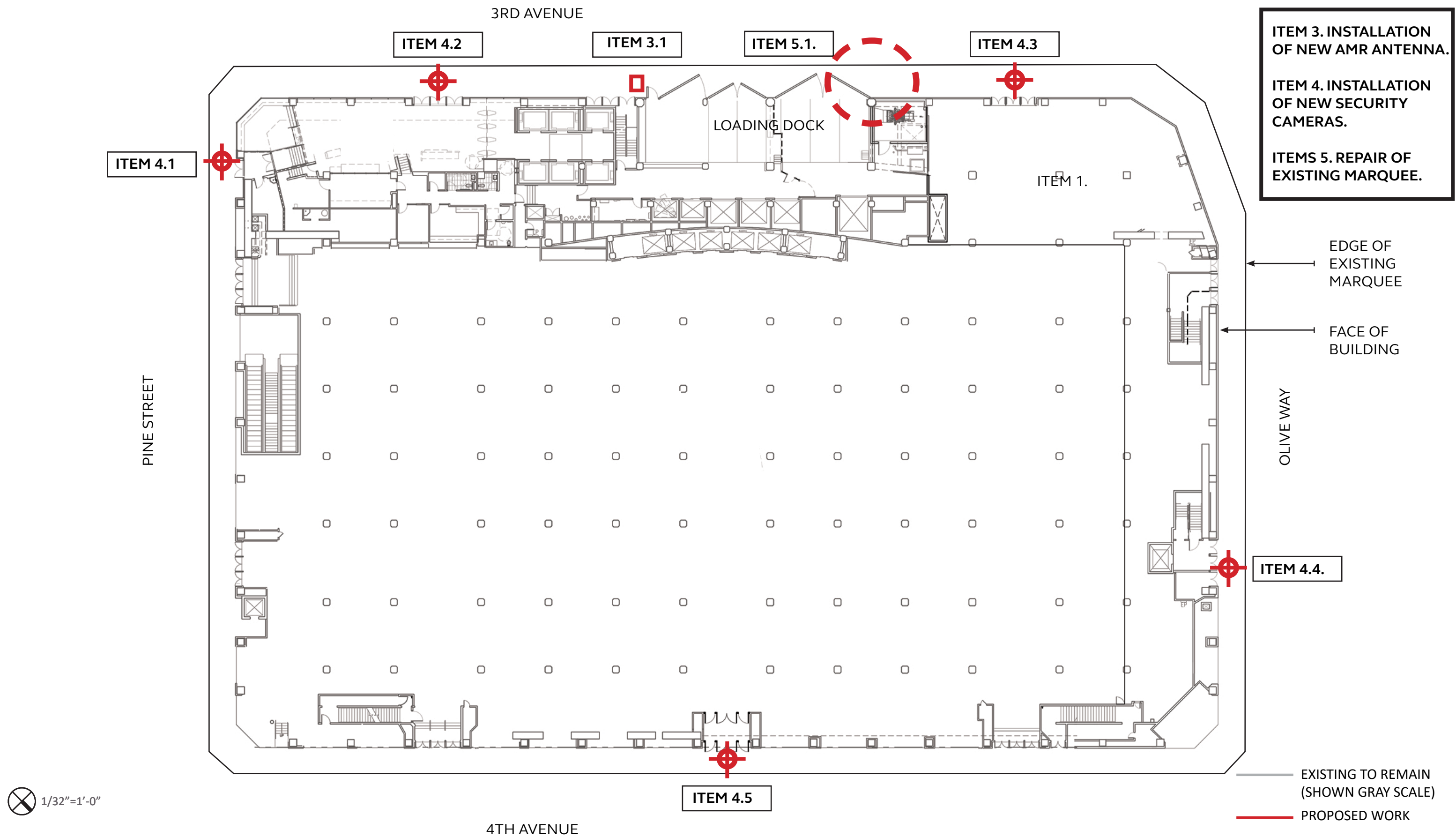


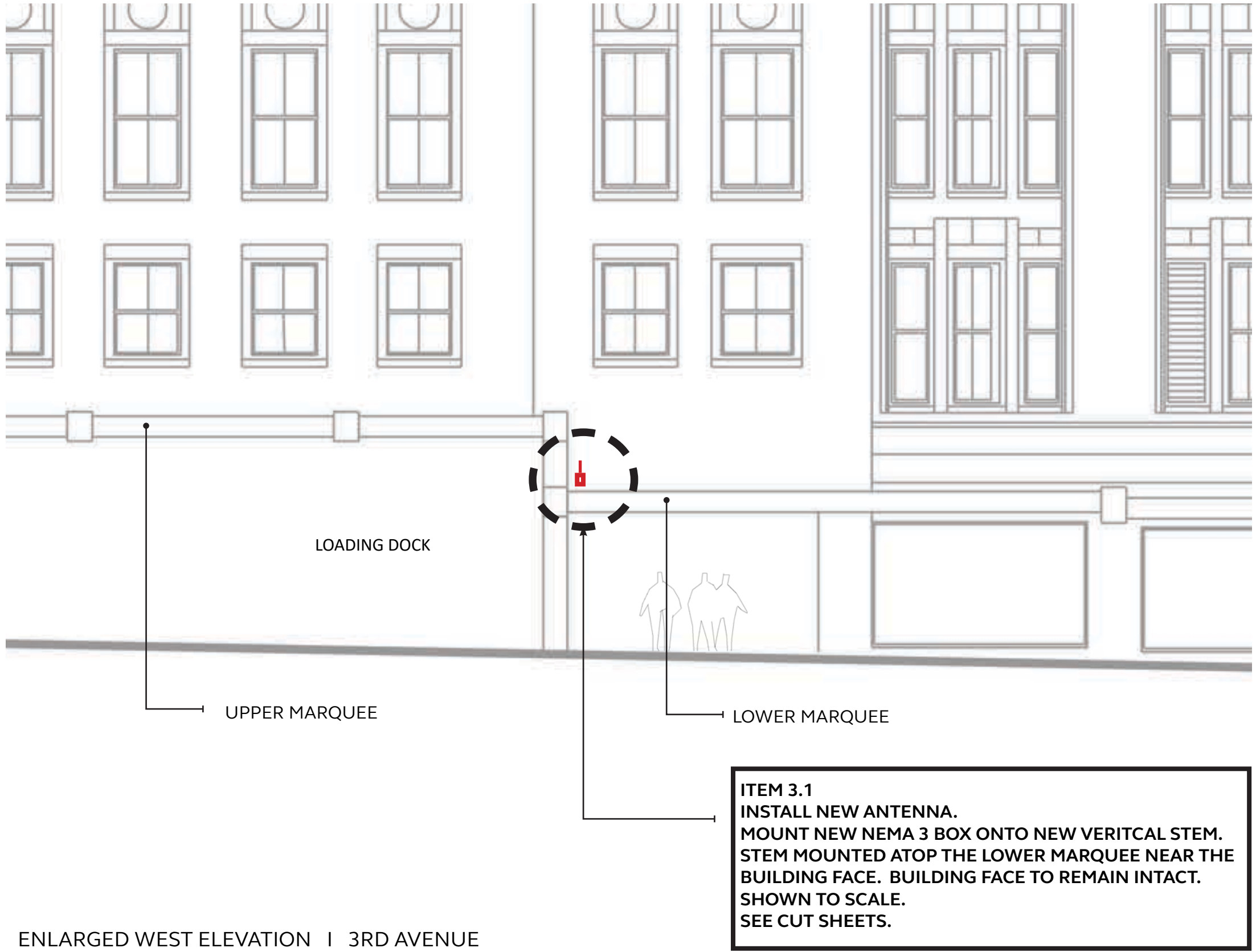
EXTERIOR

ITEM 3. INSTALLATION OF NEW REMOTE READ AMR ANTENNA (AS REQUIRED BY PUGET SOUND ENERGY) & NEW NEMA 3 ENCLOSURE.

ITEM 4. INSTALLATION OF SECURITY ENHANCEMENTS.
SCOPE OF WORK.
-INSTALLATION NEW 360 DEGREE CAMERA SYSTEM

ITEM 5. REPAIR OF DAMAGED MARQUEE.
SCOPE OF WORK.
-REPAIR OF DAMAGED MARQUEE SECTIONS.
-REPLACE SECTIONS THAT ARE BEYOND REPAIR WITH THE SAME MATERIAL, FINISH AND ORNAMENT FOR A SEAMLESS REPAIR.





ENLARGED WEST ELEVATION | 3RD AVENUE



AMR ANTENNA EXTENDING 8" OUT THE TOP OF BOX BELOW.



NEMA 3 RATED BOX SURFACE MOUNTED

ITEM 4. ANETNNA & MOUNTING BOX



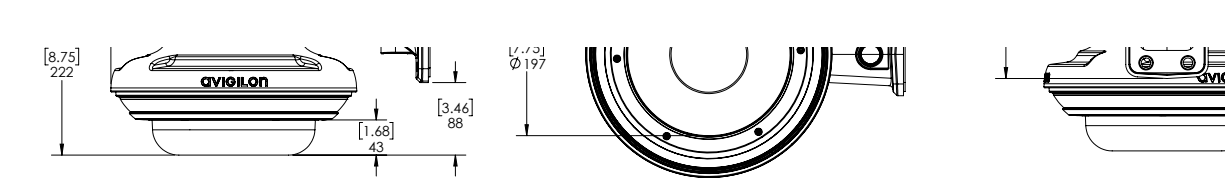
ITEM 4.1
NEW SECURITY CAMERA



ITEM 4.1
EXISTING SECURITY CAMERA

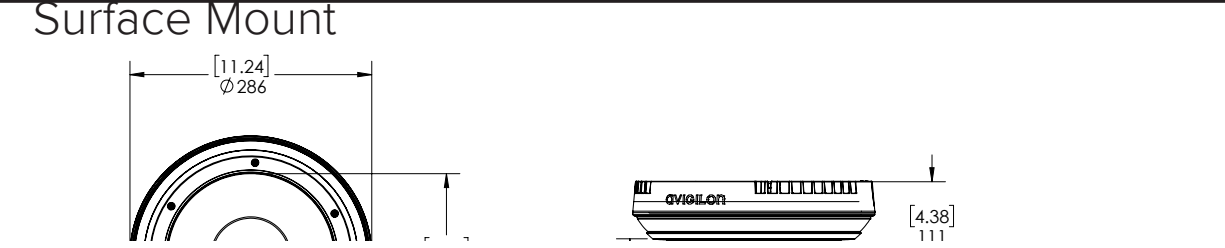


TYPICAL NEW SECURITY CAMERA LOCATION (UNLESS NOTED OTHERWISE).



Pendant NPT Mount

DIAMETER: 11.74"
O.A. HEIGHT: 8.74" BODY
WHITE



- H4AMH-DO-COVR1 or H4AMH-DO-COVR1-SMOKE
- IRPTZ-MNT-WALL1
- Optional, H4AMH-AD-IRIL

PENDANT NPT MOUNT

Order one of:

- Camera module
- H4AMH-AD-PEND1
- H4AMH-DO-COVR1 or H4AMH-DO-COVR1-SMOKE
- IRPTZ-MNT-NPTA1
- Optional, H4AMH-AD-IRIL1

SURFACE MOUNT

Order one of:

- Camera module
- H4AMH-AD-DOME1
- H4AMH-DO-COVR1 or H4AMH-DO-COVR1-SMOKE

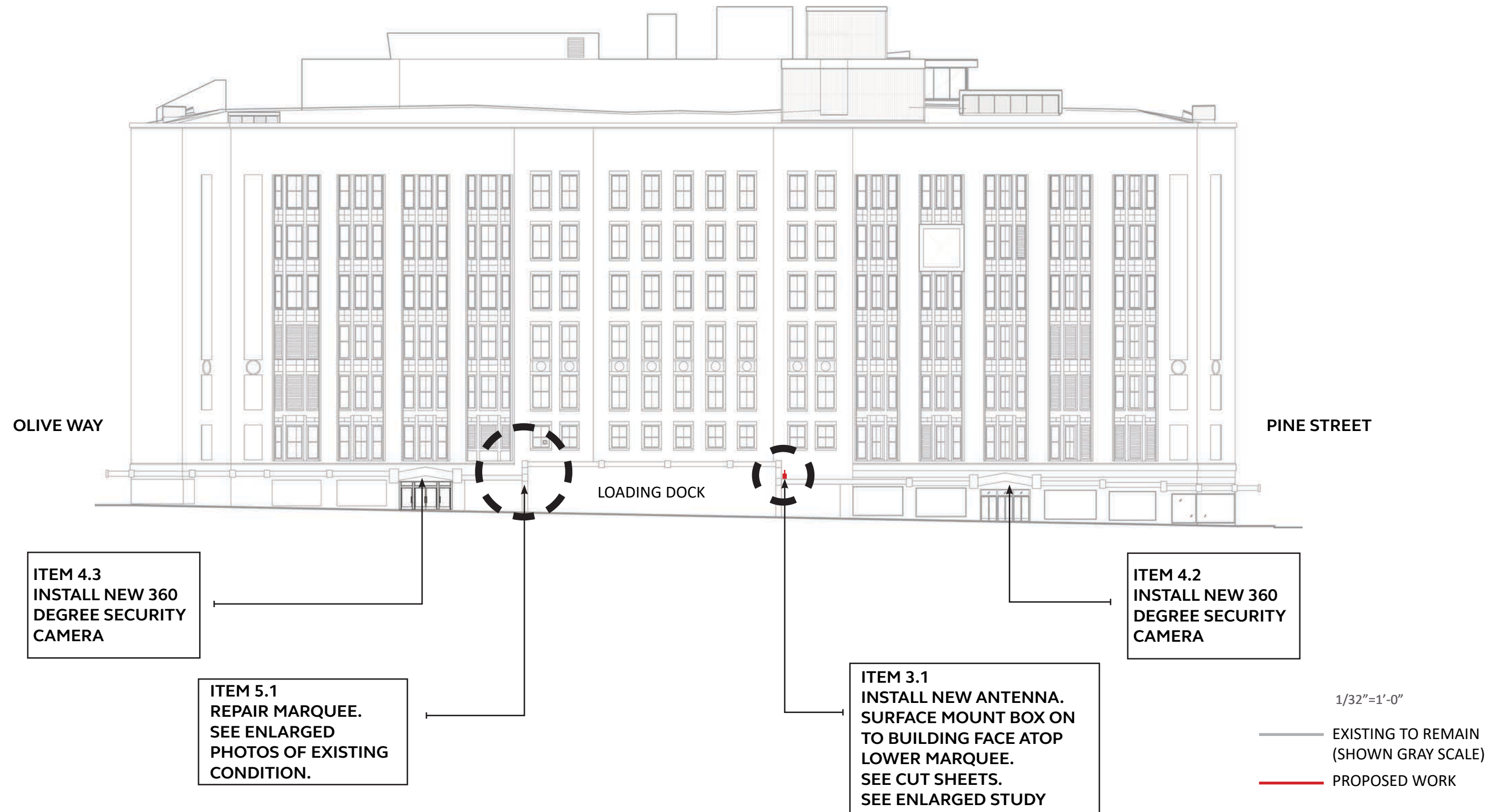
ITEM 4. SECURITY CAMERA CUT SHEETS

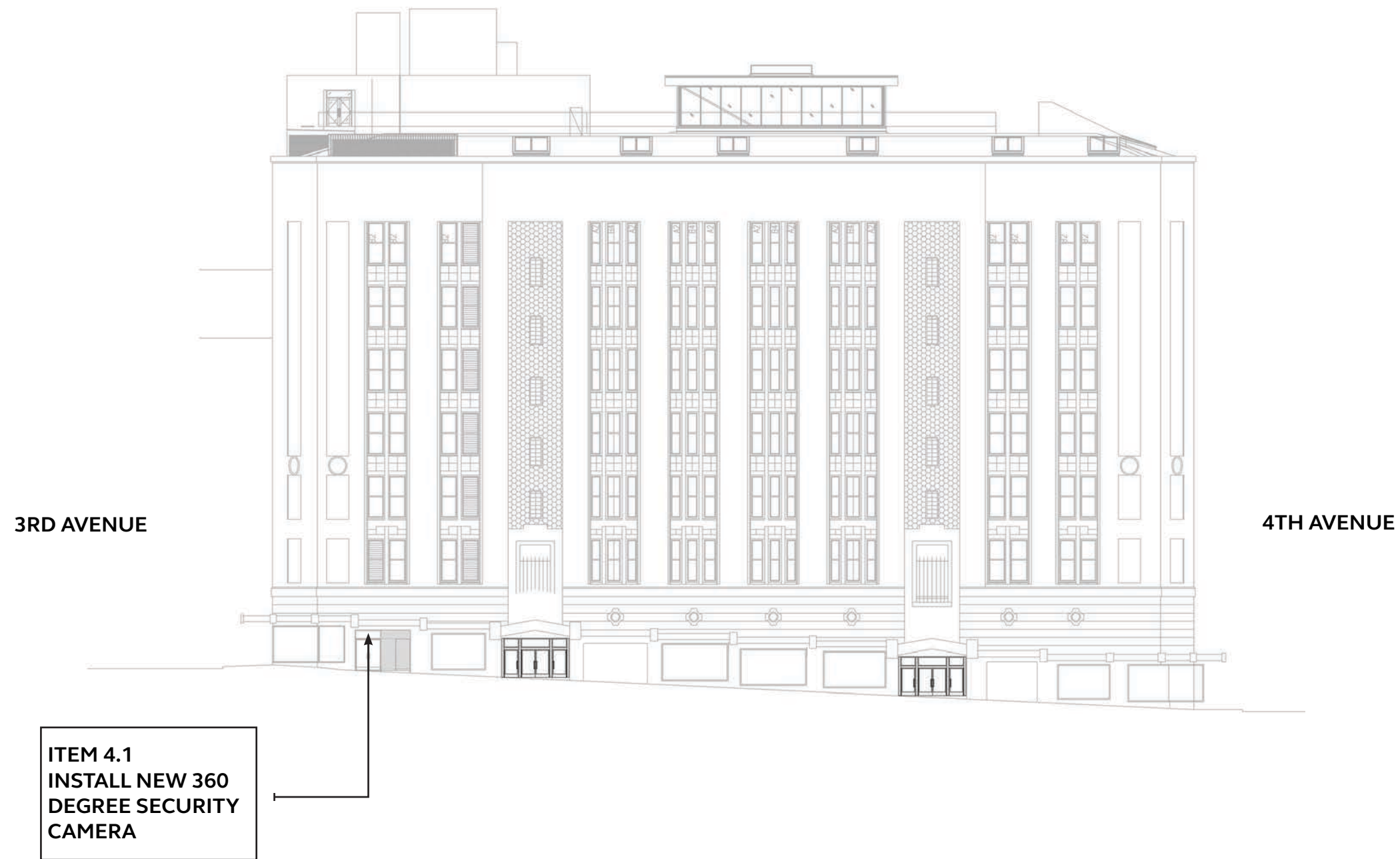


**ITEM 5.1 REPAIR DAMAGE TO MARQUEE CANOPY FASCIA.
REPLACE WITH IN-KIND STAMPED COPPER PLATES - WEST ELEVATION**



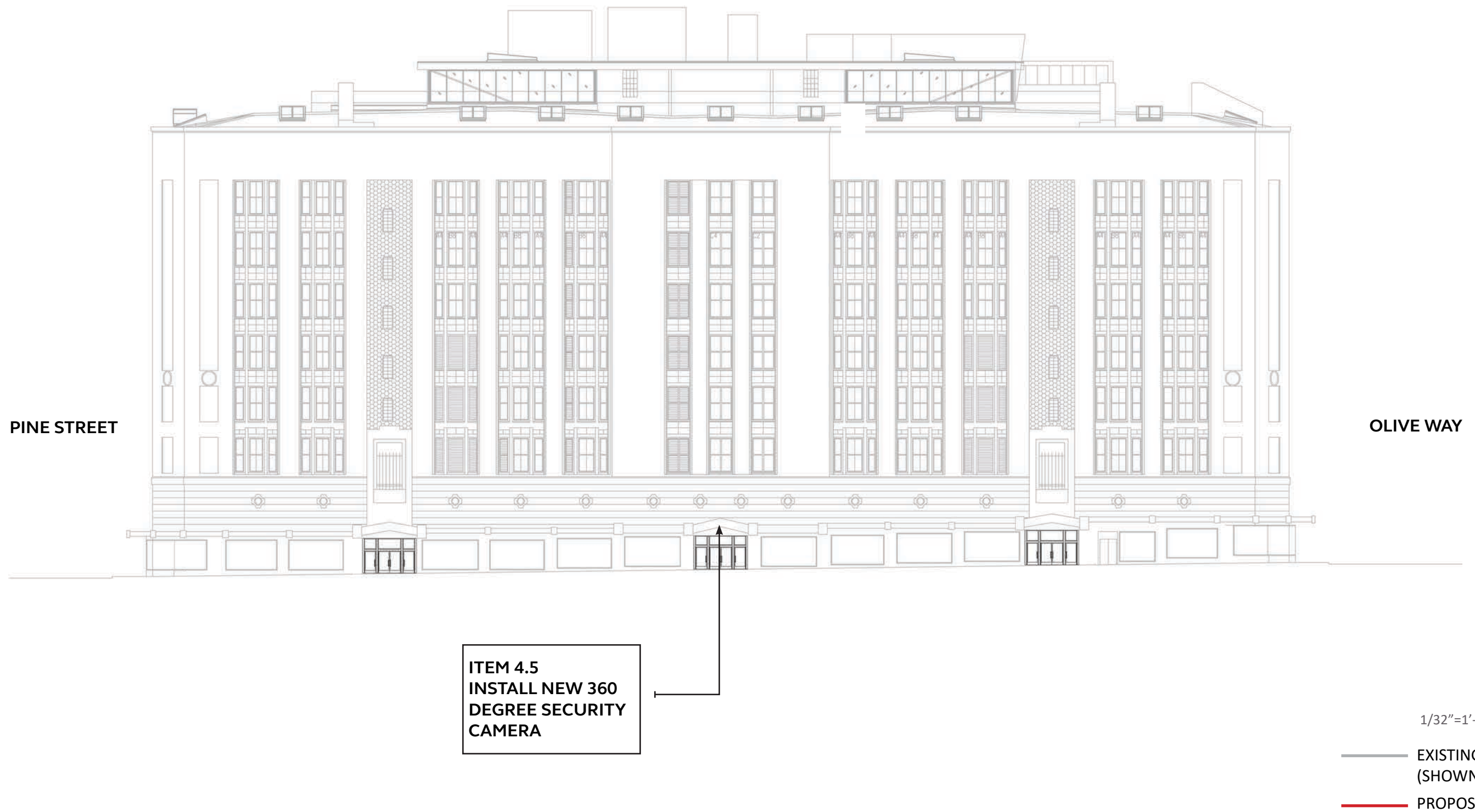
**ITEM 5.1 REPAIR DAMAGE TO MARQUEE CANOPY SOFFIT.
REPLACE WITH IN-KIND FABRICATED COPPER SOFFIT - WEST ELEVATION**





1/32"=1'-0"

- EXISTING TO REMAIN (SHOWN GRAY SCALE)
- PROPOSED WORK





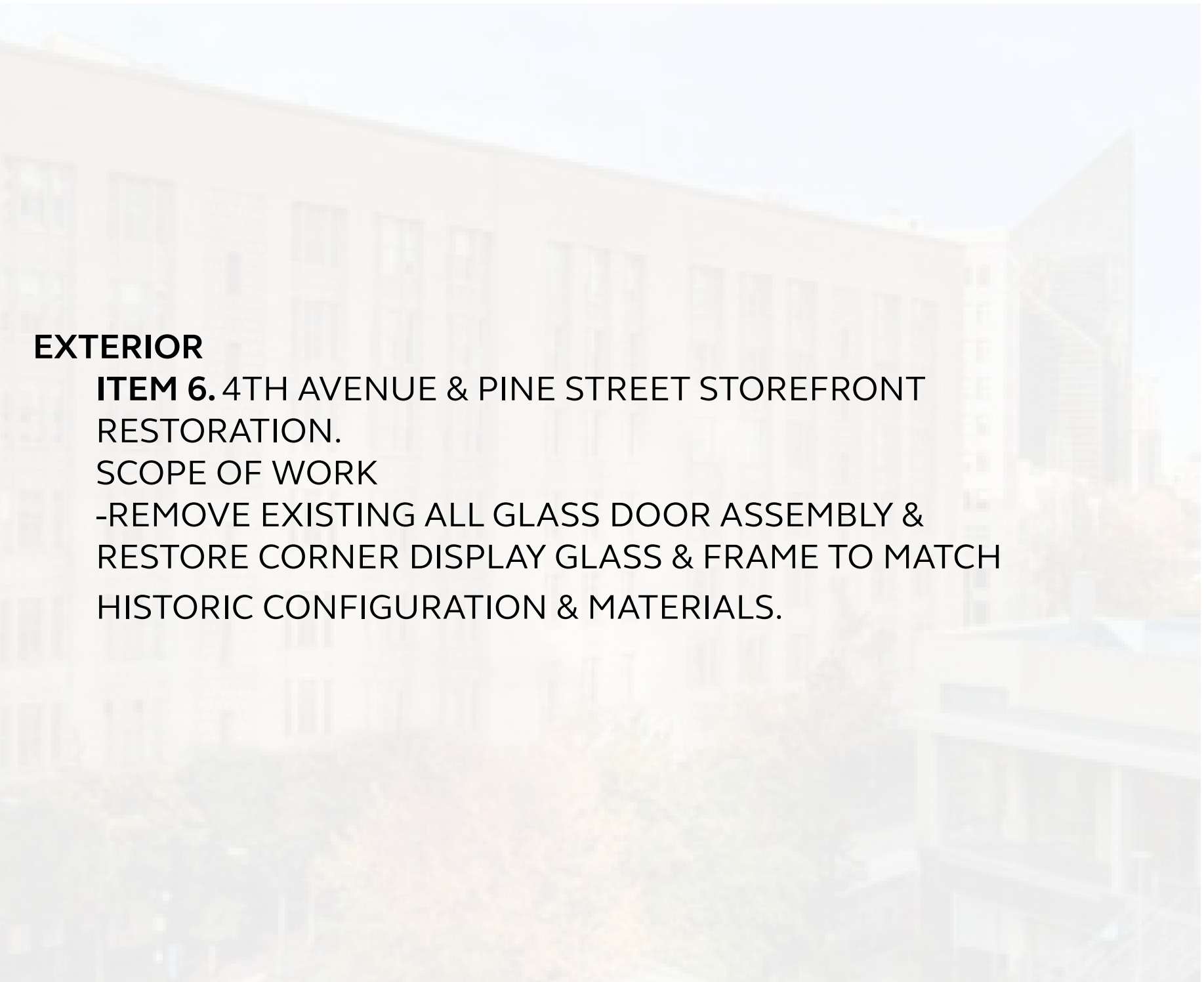


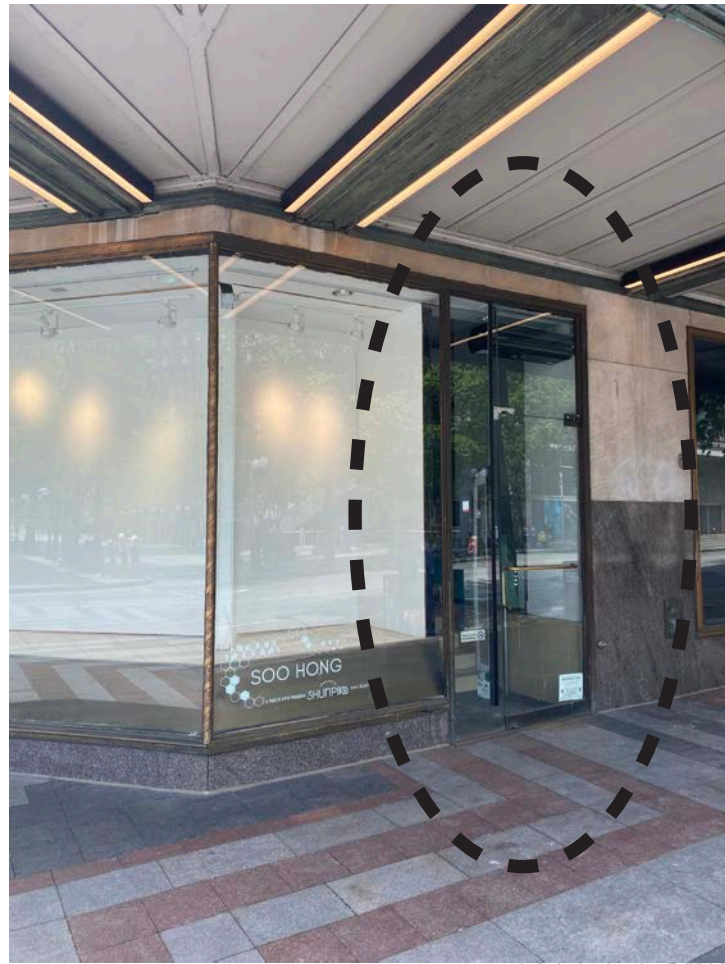
EXTERIOR

ITEM 6. 4TH AVENUE & PINE STREET STOREFRONT RESTORATION.

SCOPE OF WORK

-REMOVE EXISTING ALL GLASS DOOR ASSEMBLY & RESTORE CORNER DISPLAY GLASS & FRAME TO MATCH HISTORIC CONFIGURATION & MATERIALS.



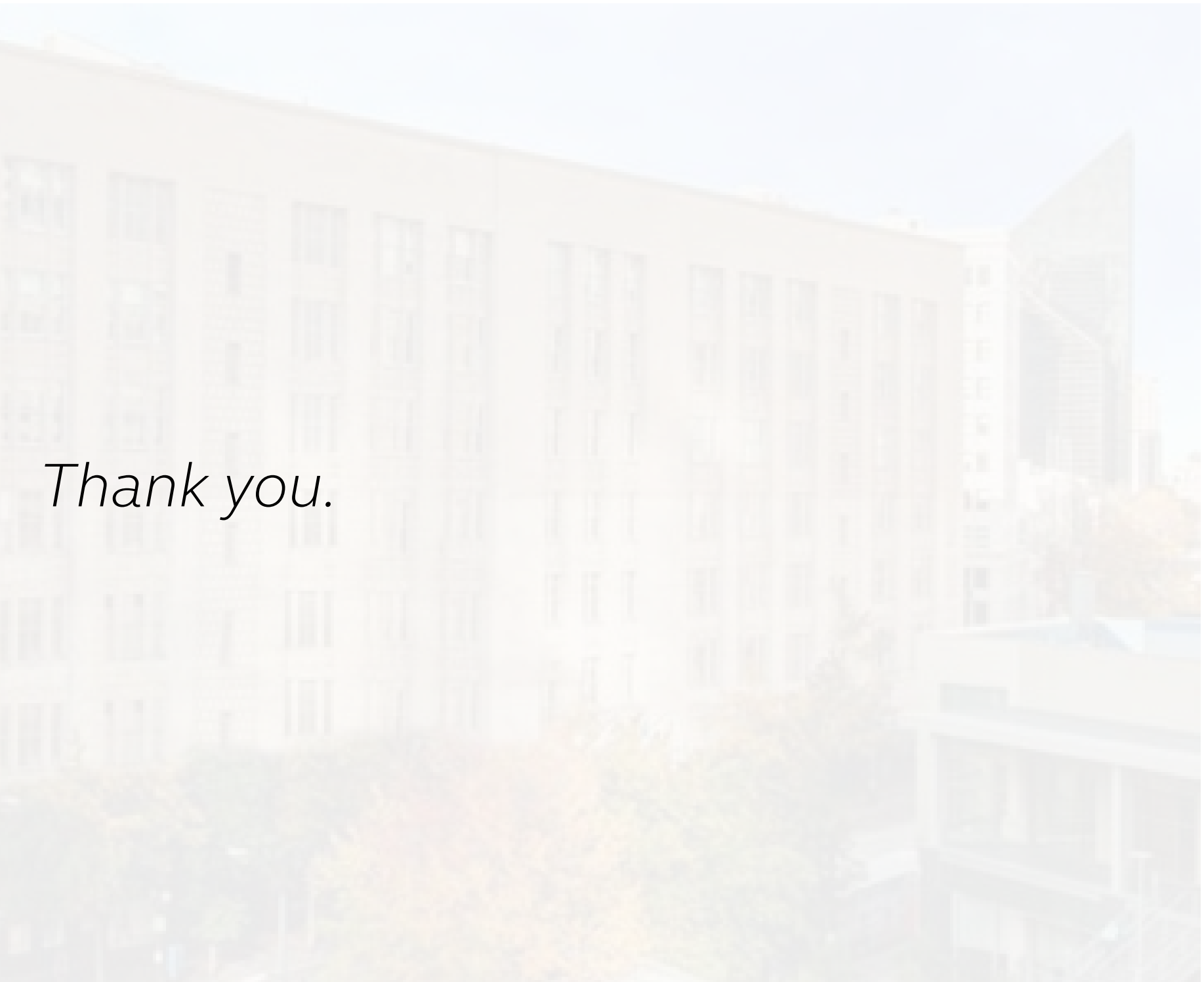


PINE STREET

OLIVE WAY



ITEM 6. RESTORE STOREFRONT.
REMOVE ALL GLASS DOOR
ASSEMBLY & RESTORE CORNER
GLASS & FRAME TO MATCH
HISTORIC CONFIGURATION.



Thank you.